Cornish & Carey Commercial
Newmark Knight Frank

For Sale / Lease

380 Carlson Boulevard, Richmond

Food Use Possible!

±50,995 Sq. Ft. Including ±3,675 Sq. Ft. of Office, on a ±86,925 Sq. Ft. Parcel

Features:

Warehouse: ±47,320 Sq. Ft.

- Loading 7 Docks, 2 Grade, 1 Ramped, 3 Low-Boy
- 4 Restrooms (2 ADA)
- Fully Sprinklered w/ Skylights
- 20' - 22' Clear Height
- Well Distributed Heavy Power
- Existing Floor Drains in Place
- 1200 Amp 277/480 Volt 3 Phase (New to the Building)

Yard & Parking:

- Employee Parking
- Large Yard for Truck Storage & Staging
- Fenced & New Paving

Available: Immediately

Price: $2,490,000.00 ($48.82 per sq. ft.)

~~$2,690,000.00 ($52.75 per sq. ft.)~~
~~$2,800,000.00 ($54.90 per sq. ft.)~~

Lease: $0.34 IG (per sq. ft.)

~~$0.36 IG (per sq. ft.)~~

Office: ±3,675 Sq. Ft.

- HVAC
- 3 Shipping Offices
- 1 Large Open Office
- Large Bull Pen (Mezzanine)
- Lunch Room (Mezzanine)

Comments:

- Recently Painted Inside & Out "Emphasizing Architectual Features"
- Formerly Used by Mission Foods and Most Recently LBNL
- Good Location, Minutes from I-80 and the Richmond Bridge via I-580.
- Well-Suited for Assembly, Manufacturing Warehouse, and Potentially Food Production.

Jim Clark Senior Vice President 510.923.6247 jclark@ccareynkf.com Lic #00926308
Jeff Lahr Vice President 510.923.6208 jlahr@ccareynkf.com Lic #01296493
5980 Horton Street, Suite 100, Emeryville, CA 94608 T 510.923.6200 www.ccareynkf.com

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